



4 THE REDLANDS

LAUNDRY LANE | SHREWSBURY | SY2 6ER





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Close to town amenities

A BEAUTIFULLY PRESENTED AND GENEROUSLY PROPORTIONED
DETACHED HOUSE, WITH DOUBLE GARAGE AND DELIGHTFUL GARDENS.

Positioned in a private established position
Wonderful flexible living environment
Rooms of excellent proportion
Generous driveway and double garage
Large and beautifully maintained gardens



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury town centre proceed over the English Bridge, through Abbey Foregate, continue up to the Shirehall roundabout and take the 3rd exit onto Wenlock Road. Take the 1st right turning onto Sutton Road and then the 2nd right turning into Laundry Lane. Proceed a short distance and take the first driveway on the right onto a shared entrance drive and the property will be seen on the far side.

SITUATION

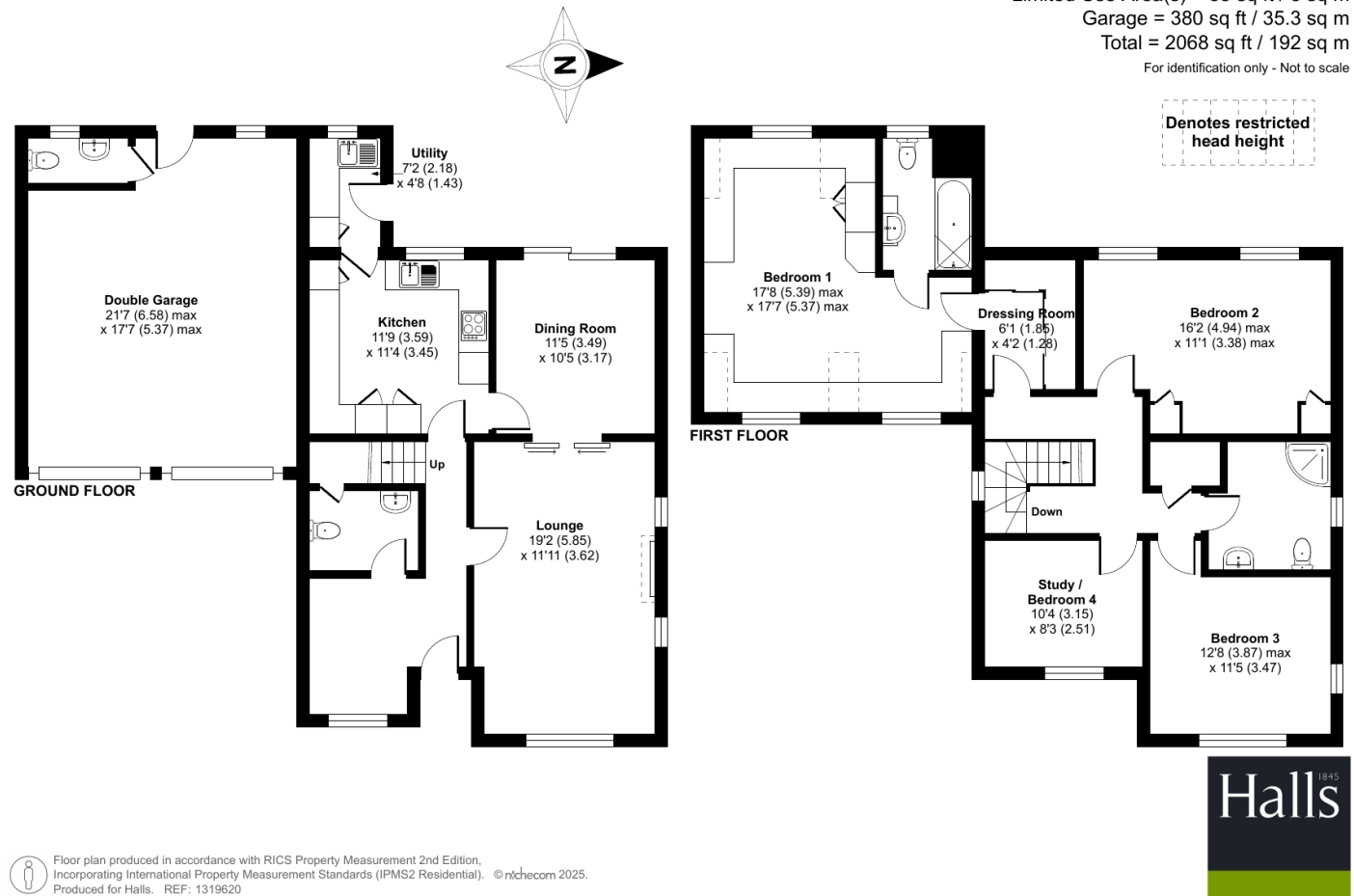
The property is well situated, though tucked away in a sought after residential area, set amidst a select development of two individual properties with generous size gardens. A range of local amenities are available nearby, including a convenience store and schooling, whilst Shrewsbury town centre itself is readily accessed and offers a far more comprehensive range of shopping, leisure and social facilities. Commuters will be pleased to note that the A5 bypass is readily accessible and links through to the M54 motorway and onto Telford and the M6 motorway network.

PROPERTY

4 The Redlands is an impressive detached house with a welcoming reception hall, which offers a study area, leads to a cloakroom/WC and the main living spaces. The living room is a bright, dual-aspect space featuring an attractive modern fireplace and a lovely outlook over the front gardens. The formal dining room opens directly onto the rear gardens through patio doors, ideal for indoor-outdoor entertaining.

The breakfast kitchen is well-appointed with a range of integrated appliances and is complemented by a practical utility room with further storage and workspace.

Upstairs, there are four generously sized double bedrooms. The principal suite benefits from a dedicated dressing room with extensive built-in wardrobes and an array of fitted bedroom furniture and an en-suite



bathroom. Bedroom two also offers an extensive range of fitted bedroom furniture. The separate shower room serves the remaining first floor accommodation.



OUTSIDE

Outside, the property boasts a generous driveway with extensive parking, which leads to the integral double garaging with twin electric doors and a garden WC positioned to the rear.

THE GARDENS

The property is set beautifully and centrally in its plot and provides beautifully landscaped, established gardens incorporating deep, well-stocked borders, patio seating areas, offering perfect spaces for alfresco dining, relaxing and entertaining. In addition, there are some lovely flowing lawns and numerous mature trees.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – G



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



